



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: INTERESTED PARTIES

FROM: BILL ROBESON, SENIOR PLANNER

SUBJECT: COURTESY NOTICE FOR PLANNING COMMISSION SCOPING MEETING
REGARDING THE PROPOSED AGRICULTURAL CLUSTER SUBDIVISION
AND DENSITY PROGRAM

This is to notify you that the Planning Commission will be holding a study session on **Thursday, February 11, 2010** to consider the scope of the Environmental Impact Report (EIR) for the proposed Agricultural Cluster Subdivision and Density Program. This meeting is an opportunity for interested parties to provide public testimony regarding the issues and topics to be addressed in the EIR. No formal actions will be taken.

The scoping meeting discussion will focus on environmental issues, feasible ways in which project impacts may be minimized, and potential alternatives to the project. Additional information about the project and EIR is available by request. We encourage your participation in this process. Please contact Bill Robeson at (805) 781-5607 or brobeson@co.slo.ca.us for additional information.

The EIR will include evaluation of project and cumulative impacts, mitigation measures and project alternatives. The issues to be analyzed include: Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Hazards, Hydrology and Water Quality, Noise, Public Services and Utilities, Traffic, Visual Resources, Water Resources, and Land Use.

This courtesy notice is being provided to you for your information. Workshops for which no action will be taken are not required to have a noticed public hearing; however, at this meeting, you may express your views for or against, or to change the proposal.

WHAT'S BEING PROPOSED: The proposed project consists of amendments to Titles 22 and 23 of the County Code (Land Use Ordinance and Coastal Zone Land Use Ordinance), Coastal Plan Policies, and the North Coast Area Plan.

Amendments to the Land Use Ordinance (Title 22)

The Land Use Ordinance (LUO), Title 22 of the County Code, is the primary ordinance concerning land use in the inland portion of the County. The following amendments are proposed to the Land Use Ordinance:

- **Reduce residential density on existing agricultural parcels.** Removing LUO Section 22.30.480A, which allows two primary dwellings on parcels in the Agriculture land use category that are larger than 20 acres.

- **Eliminate the distinction between major and minor clusters.** Combining the Major Agricultural Cluster Ordinance (LUO Section 22.22.152) and Minor Agricultural Cluster Ordinance (LUO Section 22.22.154) into a single ordinance (LUO Section 22.22.150) with one set of standards for all eligible properties.
- **Eliminate agricultural cluster subdivision as an option in Rural Lands.** Allowing the agricultural cluster program to be used only in the Agriculture land use category.
- **Allow clusters only within 2 miles of urban areas.** Modifying agricultural cluster eligibility criteria to include only parcels within the Agriculture land use category that are within two miles of the Urban Reserve Line (URLs) of Arroyo Grande, Atascadero, San Luis Obispo, San Miguel, Nipomo, and Paso Robles.
- **Eliminate the density bonus.** Modifying the method for calculating the allowable number of residential cluster parcels and eliminating the residential density bonus.
- **Increase the minimum cluster parcel size.** Establishing a 2.5 acre minimum size for residential cluster parcels, which would allow each cluster parcel to accommodate individual on-site well and septic systems.
- **Add design standards.** Adding various site design and development standards to reduce impacts associated with agricultural cluster subdivisions and to protect agricultural lands. Some examples of design provisions include the following:
 - Requiring that cluster lots be physically contiguous to each other.
 - Requiring that clusters be located in a single cluster area (or up to two if environmental conditions warrant this).
 - Clarifying that roads and other residential infrastructure be counted towards the 5 percent developable area.
- **Add application requirements.** Modifying and expanding application content requirements.
- **Clarify agricultural buffer requirements.** Establish that required agricultural buffers be located on the residential parcels, consistent with the County's agricultural buffer policy.
- **Update section references.** Updating section references throughout.

Amendments to the Coastal Zone Land Use Ordinance (Title 23)

The Coastal Zone Land Use Ordinance (CZLUO), Title 23 of the County Code, is the primary ordinance concerning land use in the coastal portion of the County. The CZLUO is one component of the County's Local Coastal Program (LCP), which has been certified by the California Coastal Commission. The proposed project would add a new section to Chapter 23.04, which would allow for agricultural lands clustering in the Coastal Zone. This new section would be consistent with the proposed amendments to Title 22; however, the maximum allowed number of residential cluster parcels would be limited the number of existing underlying lots.

Amendments to the Agriculture Element of the County General Plan

The following amendments are proposed to Chapter 2 of the Agriculture Element of the County General Plan:

- Modifying *Agriculture Policy 5: Residential Density* to specify that agricultural parcels are allowed one primary residence.
- Modifying *Agriculture Policy 20: Agricultural Land Divisions* to specify that the creation of residentially sized parcels and the bonus agricultural parcel provide an incentive to landowners to choose the cluster approach as an alternative to a conventional subdivision.

- Modifying *Agriculture Policy 22: Major Agricultural Cluster Projects* to achieve consistency between the Agriculture Element and Agricultural Lands Clustering Ordinance.
- Eliminating *Agriculture Policy 23: Minor Agricultural Cluster Projects*.
- Updating section references throughout.

WHERE: The study session will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets. **At the hearing all interested persons may express their views regarding the proposed Environmental Impact Report for the project.**

FOR FURTHER INFORMATION: A copy of the staff report will be available on the Planning Department website, www.sloplanning.org. You may contact **Bill Robeson**, Project Manager, in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408 – (805) 781-5600. Copies of the Notice of Preparation (NOP) of the Environmental Impact Report will be available on County Planning's website, www.sloplanning.org, by following the links to the February 11, 2010 Planning Commission agenda.